

## GROWTH MANAGEMENT

205 North Marion Ave.  
Lake City, FL 32055  
Telephone: (386)719-5750  
E-Mail:  
growthmanagement@lcfla.com

### FOR PLANNING USE ONLY

Application # SPR 22-02  
Application Fee: \$200.00  
Receipt No. 22-00027126  
Filing Date 3/7/22  
Completeness Date \_\_\_\_\_

# Site Plan Application

## A. PROJECT INFORMATION

1. Project Name: Dance Studio
2. Address of Subject Property: 4417 NW American Lane
3. Parcel ID Number(s): 34-3S-16-02461-516
4. Future Land Use Map Designation: Residential - Moderate Density
5. Zoning Designation: Residential Office
6. Acreage: 0.46 AC
7. Existing Use of Property: Unimproved
8. Proposed use of Property: Dance Studio
9. Type of Development (Check All That Apply):
  - ☐ Increase of floor area to an existing structure: Total increase of square footage \_\_\_\_\_
  - ☒ New construction: Total square footage 3200 SF
  - ☐ Relocation of an existing structure: Total square footage \_\_\_\_\_

## B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Brian Pitman, P.E. Title: Owner of PE  
Company name (if applicable): Pitman Engineering  
Mailing Address: 206 S Marion Ave  
City: Lake City State: FL Zip: 32025  
Telephone: (386) 965-5919 Fax: ( ) Email: bpitman@pitmanengineering.com

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.**

3. If the applicant is agent for the property owner\*.  
Property Owner Name (title holder): Dalita Diaz de Arce  
Mailing Address: 1446 SW Cougar Glen Apt. 102A  
City: Lake City State: Florida Zip: 32025  
Telephone: ( ) Fax: ( ) Email: dalita.dsdr@gmail.com

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.**

**\*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

### C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: \_\_\_\_\_  
If yes, is the contract/option contingent or absolute:    ☐ Contingent    ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes    ☒ No  
Future Land Use Map Amendment:    ☐ Yes \_\_\_\_\_    ☒ No \_\_\_\_\_  
Future Land Use Map Amendment Application No. \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes \_\_\_\_\_ ☒ No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_  
Variance: ☒ Yes \_\_\_\_\_ ☐ No \_\_\_\_\_  
Variance Application No. unknown at time of application  
Special Exception:    ☒ Yes \_\_\_\_\_    ☐ No \_\_\_\_\_  
Special Exception Application No. unknown at time of application

### D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - l. Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
  - vii. Number of proposed parking spaces.
  - viii. Street layout.
  - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
- a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
  - b. Proposed finished elevation of each building site and first floor level.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
  - f. Water management district surface water management permit.
- ✓ 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
- ✓ 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
- ✓ 6. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- ✓ 7. Legal Description with Tax Parcel Number (In Word Format).
- ✓ 8. Proof of Ownership (i.e. deed).
- ✓ 9. Agent Authorization Form (signed and notarized).
- ✓ 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

## NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

**THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.**

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Brian Pitman, P.E.

Applicant/Agent Name (Type or Print)

Brian Pitman

Applicant/Agent Signature

11/23/21

Date

Applicant/Agent Name (Type or Print)

\_\_\_\_\_

Applicant/Agent Signature

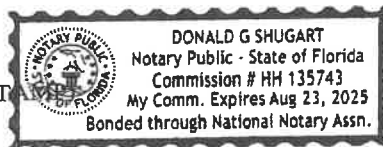
\_\_\_\_\_

Date

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 23 day of NOV, 2021, by (name of person acknowledging).

(NOTARY SEAL or SIGNATURE)



Donald G. Shugart

Signature of Notary

DONALD G SHUGART

Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification ☒  
Type of Identification Produced FL DL

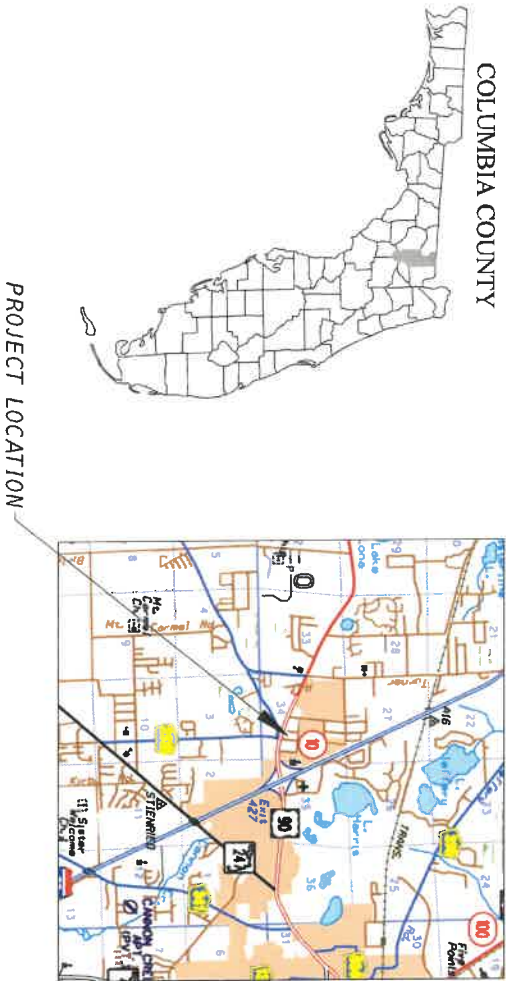
City of Lake City - Growth Management Department  
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750



# DANCE STUDIO

## PLANTATION VILLAGE SUBDIVISION

### LAKE CITY, FLORIDA



PLANS PREPARED FOR:  
DANIEL DIAZ DE ARCY, OWNER  
(386) 365-4163

CITY OF LAKE CITY PERMIT  
NOT FOR CONSTRUCTION

#### SHEET INDEX

#### CIVIL SHEETS

- COVER SHEET C1
- NOTES C2
- DEMOLITION PLAN C3
- SITE PLAN C4
- GRADING PLAN C5
- DETAILS C6-C7

#### ATTACHMENTS BY OTHERS

SURVEY BY NORTH FLORIDA  
PROFESSIONAL SERVICES, INC.

SHEET NAME  
COVER SHEET

DATE  
06/21  
2021-10PEU

C1

PROJECT NAME AND SITE ADDRESS

DANCE STUDIO  
PLANTATION VILLAGE SUBDIVISION  
LAKE CITY, FLORIDA

FIRM NAME AND CONTACT INFORMATION

PITMAN ENGINEERING  
200 S. LAKEVIEW AVE.  
LAKE CITY, FL 33504  
(866) 965-5919  
PITMANENGINEERING.COM  
DBPR REGISTRY # 10813

ENGINEER OF RECORD

BRIAN JAMES PITMAN, P.E.  
PE LICENSE NUMBER 17495  
BPITMAN@PITMANENGINEERING.COM  
(866) 965-5919

**GENERAL**

1. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE F.D.O.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION), AND CITY OF LAKE CITY LAND DEVELOPMENT STANDARDS/CODES UNLESS OTHERWISE NOTED.
2. CONTRACTOR MUST GET PRIOR APPROVAL FROM ENGINEER AND/OR OWNER, BEFORE STARTING WORK THAT WILL BE PAID FOR VIA CHANGE ORDER OR PRIOR TO USE OF ALTERNATIVE MATERIALS.
3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER, ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.

**PRIOR TO START OF CONSTRUCTION**

1. THE CONTRACTOR SHALL SUBMIT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTICE OF INTENT, ALONG WITH SUPPORTING DOCUMENTATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES.
2. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
3. THE CONTRACTOR SHALL SUBMIT A NOTICE OF CONSTRUCTION COMMENCEMENT TO THE WATER MANAGEMENT DISTRICT AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE PROJECT SITE TO ENSURE THAT ALL PROPOSED WORK WILL FIT AS PLANS INTENT. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ENGINEER OF SUCH DISCREPANCIES IMMEDIATELY. THE CONTRACTOR, ENGINEER, AND OWNER SHALL WORK TO RESOLVE THE ISSUE AS QUICKLY AND ECONOMICALLY AS POSSIBLE.
5. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.
6. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE ESTABLISHED TIME FRAME. THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.

**SURVEY/EXISTING CONDITIONS NOTES**

1. BOUNDARY INFORMATION SHOWN WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY NORTH FLORIDA PROFESSIONAL SERVICES, FLORIDA CERTIFICATE NO. 4093.
2. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
3. THE SITE IS LOCATED IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

**DURING CONSTRUCTION**

1. ALL DISTURBED AREAS NOT SOODED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
2. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.
3. THE CONTRACTOR SHALL WASTE ALL EXCESS EARTH ON SITE AS DIRECTED BY THE OWNER ENGINEER. SHALL APPROVE WASTE LOCATION TO ENSURE LOCATION DOES NOT CHANGE OR IMPEDE STORMWATER CONVEYANCE AS INTENDED BY THE GRADING PLAN.

**EROSION CONTROL PLAN & NOTES**

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO CITY OF LAKE CITY, SIGNING AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY ADDRESS EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMPs FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.

4. SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER, AND REPAIRED OR REPLACED AS NECESSARY.
6. PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS, OR IN ROADSIDE DITCHES.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION TUNNELS AND COLLECTION PIPE OUTLETS. GRANTE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SLOPE STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC BALES OR SODDING.
14. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARP.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS; PERMIT REQUIRED FROM SWFWMD HAS BEEN OBTAINED.
19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE, AND STRAW BALES. THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE BEEN STABILIZED SHALL BE INSPECTED ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORE OF 0.5 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

**POST-CONSTRUCTION**

1. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY WHICH INCLUDES HORIZONTAL AND VERTICAL DIMENSIONAL DATA SO THAT IMPROVEMENTS ARE LOCATED AND DELINEATED RELATIVE TO THE BOUNDARY. PROVIDE SUPERINTENDENT DETAILED DATA TO DETERMINE WHETHER THE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. A COPY OF THE AS-BUILT SURVEY (IN PAPER AND DIGITAL AUTOCAD FORMAT) MUST BE SUBMITTED TO THE CITY OF LAKE CITY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) AND THE ENGINEER.

DATE:

4/18/2024 11:53:44 AM

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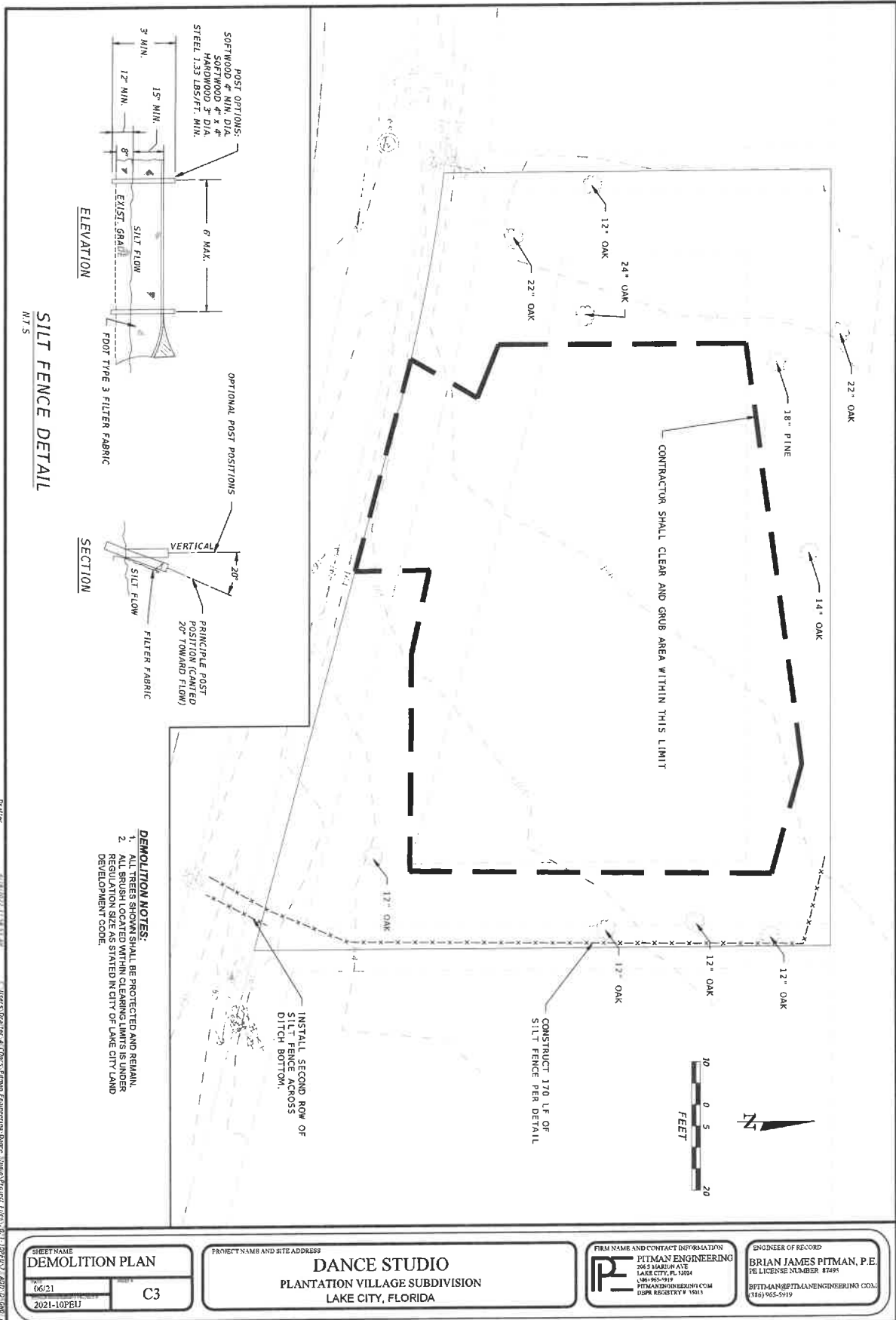
SHEET NAME	
NOTES	
(6/2)	10/1
2021-10PEU	

C2

PROJECT NAME AND SITE ADDRESS	
DANCE STUDIO	
PLANTATION VILLAGE SUBDIVISION	
LAKE CITY, FLORIDA	

FIRM NAME AND CONTACT INFORMATION	
PITMAN ENGINEERING	
204 S. MADISON AVE.	
LAKE CITY, FL 33604	
PHONE: 813-571-1977	
FAX: 813-571-1977	
PITMANENGINEERING.COM	
DIVER REGISTRY # 1901	

ENGINEER OF RECORD	
BRIAN JAMES PITMAN, P.E.	
FL LICENSE NUMBER 17495	
BPI@PITMANENGINEERING.COM	
(860) 965-5910	



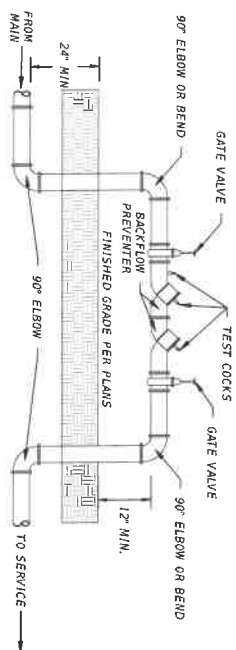
<b>SHEET NAME</b> <b>DEMOLITION PLAN</b>		<b>PROJECT NAME AND SITE ADDRESS</b> <b>DANCE STUDIO</b> <b>PLANTATION VILLAGE SUBDIVISION</b> <b>LAKE CITY, FLORIDA</b>		<b>FIRM NAME AND CONTACT INFORMATION</b> <b>PITMAN ENGINEERING</b> 245 SHARON AVENUE LAKE CITY, FL 33704 (813) 965-5919 PITMANENGINEERING.COM DPM REGISTRY # 15813		<b>ENGINEER OF RECORD</b> <b>BRIAN JAMES PITMAN, P.E.</b> FL LICENSE NUMBER 87495 BPITMAN@PITMANENGINEERING.COM (813) 965-5919	
<b>DATE</b> 06/21	<b>SCALE</b> C3						
2021-10PEU							





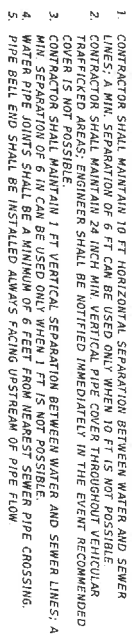




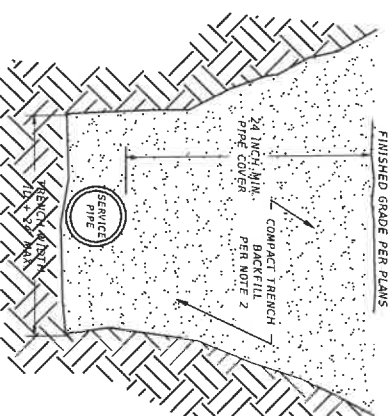


1. ALL PIPE USED FOR BACKFLOW PREVENTER SHALL BE DUCTILE IRON PIPE.
2. NO CONNECTION IS PERMITTED BETWEEN SERVICE METER AND BACKFLOW PREVENTER. BACKFLOW PREVENTER SHALL BE INSTALLED DOWNSTREAM OF METER.

## DOUBLE CHECK BACKFLOW PREVENTER DETAIL



## WATER-SEWER SEPARATION DETAILS



1. BEDDING AND BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY.
2. BEDDING ROCK SHALL BE USED TO BACKFILL OVER-EXCAVATED AREAS.
3. PIPE BELL ENDS SHALL BE INSTALLED ALWAYS FACING UPSTREAM OF PIPE FLOW.
4. CONTRACTOR SHALL MAINTAIN DITCH STABILIZATION AND WATER FREE USING BEST MANAGEMENT PRACTICES.

## TRENCH CONSTRUCTION DETAIL

SHEET NAME  
**DETAILS**  
DATE  
1/6/21  
PROJECT  
2021-10PEU

C7

PROJECT NAME AND SITE ADDRESS

**DANCE STUDIO**  
**PLANTATION VILLAGE SUBDIVISION**  
**LAKE CITY, FLORIDA**

**FIRM NAME AND CONTACT INFORMATION**

**PITMAN ENGINEERING**  
206 S MARION AVE  
LAKE CITY, FL 32024  
(866) 965-5919  
PITMANENGINEERING.COM  
DRIPE REGISTRY # 35013

ENGINEER OF RECORD.  
BRIAN JAMES PITMAN, P.E.  
PE LICENSE NUMBER 87495  
BPITMAN@PITMANENGINEERING.COM  
(386) 965-5219

# City of Lake City

## Water flow report

HYDRANT # & LOCATION: 4424 NW American Lane

DATE: 10/4/2021

TEST BY: Al/Penny

Day

Monday

Time

9:00

Minutes

2

WATER SUPPLIED BY: Municipal

PURPOSE OF TEST: request

### DATA

#### FLOW HYDRANT(S)

SIZE OPENING:

A1  
2.5

A2  
2.5

A3  
2.5

COEFFICIENT:

0.8

PITOT READING:

45

GPM:

1001

0

0

TOTAL FLOW DURING TEST:

1001

GPM

STATIC READING:

80

PSI

RESIDUAL:

62

PSI

RESULTS: AT 20 PSI RESIDUAL

1917

GPM

AT 0 PSI

2239

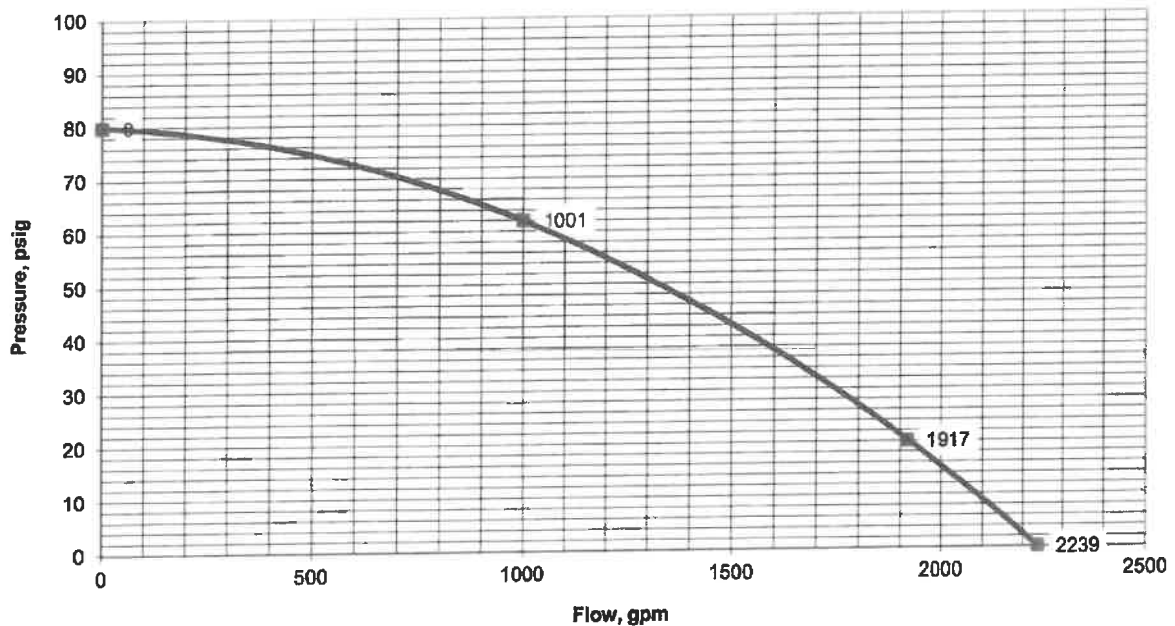
GPM

ESTIMATED CONSUMPTION:

2001

GAL.

REMARKS:



Fire Flow Requirement: NFPA - 1500 gpm @ 20 psi residual pressure

1917 gpm > 1500 gpm

fire flow sufficient



## PITMAN ENGINEERING

### SITE PLAN APPLICATION ITEMS 4-7 - DANCE STUDIO

#### 5. Concurrency Impact Analysis

Each of the following are estimates on the predicted capacity required by the proposed development. Per discussions with City department heads, capacity is available for each usage as shown below.

- Water:

$$\begin{aligned} & 50 \text{ students/day} \times 1.5 \text{ gallon/minute} \times 0.5 \text{ minutes of use/student} = 37.5 \text{ gal/day} \\ & + 2 \text{ teachers} \times 1.5 \text{ gal/min} \times 2 \text{ minutes use/teacher} = 6.0 \text{ gal/day} \\ & \text{Total water used per day} = \mathbf{40.5 \text{ gallons per}} \end{aligned}$$

- Sewer:

$$\begin{aligned} & 50 \text{ students/day} \times 1.6 \text{ gallon/flush} \times 1 \text{ flush/student} = 80 \text{ gal/day} \\ & + 2 \text{ teachers} \times 1.6 \text{ gal/min} \times 4 \text{ flushes/teacher} = 12.8 \text{ gal/day} \\ & \text{Total sewage flow per day} = \mathbf{92.8 \text{ gallons}} \end{aligned}$$

- Transportation:

$$\begin{aligned} & 50 \text{ students/weekday} \times 1 \text{ trip/student} = 50 \text{ trips/day} \\ & + 2 \text{ teachers/weekday} \times 4 \text{ trips/teacher} = 8 \text{ trips/day} \\ & \text{Total trips generated per day} = \mathbf{58 \text{ trips}} \end{aligned}$$

- Solid Waste:

$$\text{Total solid waste per week} = \mathbf{62 \text{ gallons}}$$

#### 6. Comprehensive Plan Consistency Analysis:

The proposed development is consistent with all elements of the City's Comprehensive Plan. Activities to take place fall within the allowance of current Zoning and Land Use categories, via Special Exception. Proposed development will offer a recreational opportunity for the surrounding areas, which is a highlighted item of need within the Comprehensive Plan.

#### 7. Legal Description with Parcel ID

Lot 16, PLANTATION VILLAGE, a subdivision recorded in Plat Book 6, Pages 210-211, of the public records of Columbia County, FL.

Columbia County Parcel ID: 34-3S-16-02461-516



Best Regards,

*Brian Pitman*

**Brian Pitman, P.E.**



**Owner**



**PITMAN ENGINEERING**

📍 206 S Marion Ave • Lake City, FL 32025

☎ 386-965-5919

✉ [bpitman@pitmanengineering.com](mailto:bpitman@pitmanengineering.com)

🌐 [pitmanengineering.com](http://pitmanengineering.com)



Dance Studio

Tax Parcel Number: 34-3S-16-02461-516

**Legal Description:**

Lot 16, PLANTATION VILLAGE, a subdivision recorded in Plat Book 6, Pages 210-211,  
of the public record of Columbia county, FL.



Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2021-4245VB

Parcel Identification No 34-3S-16-02461-516

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

(STATUTORY FORM -- SECTION 689.02, F.S.)

**This indenture made the 18th day of August, 2021 between A to Z Enterprises, LLC, a Florida Limited Liability Company, whose post office address is 6614 NW 50th Lane, Gainesville, FL 32653, of the County of Alachua, State of Florida, Grantor, to Southern Rhythm, LLC, a Florida Limited Liability Company, whose post office address is 1446 SW Cougar Glen Apt 102A, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantee:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 16, Plantation Village, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 210-211, of the public records of Columbia County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

WITNESS

PRINT NAME: Robert Stewart

WITNESS

PRINT NAME: Susan B Weirich

A to Z Enterprises, LLC, a Florida Limited Liability Company

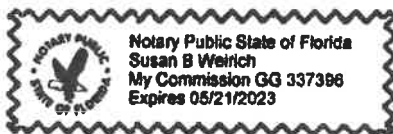
By: Rizwana Thanawala

Rizwana Thanawala, Manager

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18<sup>th</sup> day of August, 2021, \*Rizwana Thanawala, Manager of A to Z Enterprises, LLC, who is/are personally known to me or has/have produced \_\_\_\_\_ as identification.

Susan B Weirich  
Signature of Notary Public





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SOUTHERN RHYTHM, LLC

### Filing Information

<b>Document Number</b>	L21000357725
<b>FEI/EIN Number</b>	82-0869144
<b>Date Filed</b>	08/09/2021
<b>Effective Date</b>	08/09/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1446 SW COUGAR GLEN  
APT 102A  
LAKE CITY, FL 32024

### Mailing Address

1446 SW COUGAR GLEN  
APT 102A  
LAKE CITY, FL 32024

**Registered Agent Name & Address**

DIAZ DE ARCE, DALITA C  
1446 SW COUGAR GLEN  
APT 102A  
LAKE CITY, FL 32024

**Authorized Person(s) Detail**

NONE

**Annual Reports**

**No Annual Reports Filed**

**Document Images**

08/09/2021 -- Florida Limited Liability

[View image in PDF format](#)

**\*\*The Growth Management Department, at its discretion, may require an owner(s) to personally apply for planning and zoning activities not withstanding any authorization allowing another person to apply for planning and zoning activities on behalf of an owner(s).**

# Columbia County Tax Collector

generated on 11/15/2021 11:16:28 AM EST

## Tax Record

Last Update: 11/15/2021 11:13:15 AM EST

[Register for eBill](#)

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number		Tax Type	Tax Year		
R02461-516		REAL ESTATE	2021		
Mailing Address		Property Address			
A TO Z ENTERPRISES LLC		4417 AMERICAN LAKE CITY			
6614 NW 50TH LANE					
GAINESVILLE FL 32653		GEO Number			
		343S16-02461-516			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code	Escrow Code		
NO EXEMPTIONS		001			
<u>Legal Description (click for full description)</u>					
34-3S-16 1000/1000.46 Acres LOT 16 PLANTATION VILLAGE S/D. ORB 816-2412, 974-1860, WD 1054-2983.					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	48,142	0	\$48,142	\$376.23
CITY OF LAKE CITY	4.9000	48,142	0	\$48,142	\$235.90
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	48,142	0	\$48,142	\$36.01
LOCAL	3.6430	48,142	0	\$48,142	\$175.38
CAPITAL OUTLAY	1.5000	48,142	0	\$48,142	\$72.21
SUWANNEE RIVER WATER MGT DIST	0.3615	48,142	0	\$48,142	\$17.40
LAKE SHORE HOSPITAL AUTHORITY	0.0000	48,142	0	\$48,142	\$0.00
Total Millage		18.9675	Total Taxes		\$913.13
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$963.53
If Paid By					Amount Due
11/30/2021					\$924.99
12/31/2021					\$934.62
1/31/2022					\$944.26
2/28/2022					\$953.89

3/31/2022

\$963.53

[Prior Years Payment History](#)

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES

[Click Here To Pay Now](#)

**PAYMENT DATE**  
01/25/2022  
**COLLECTION STATION**  
CustomerService1  
**RECEIVED FROM**

**City of Lake City**  
205 N. Marion Ave  
Lake City, FL 32055

**BATCH NO.**  
2022-00000715  
**RECEIPT NO.**  
2022-00027126  
**CASHIER**  
Chanel Neff

**DESCRIPTION**  
Pitman Engineering LLC Application \$200 Variance \$200 Special Exemption \$200.00

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT						
ZF	Zoning Fees Pitman Engineering LLC Application \$200 Variance \$200 Special Exemption \$200.00	\$600.00						
Payments:	<table><tr><th>Type</th><th>Detail</th><th>Amount</th></tr><tr><td>Check</td><td>1076</td><td>\$600.00</td></tr></table>	Type	Detail	Amount	Check	1076	\$600.00	
Type	Detail	Amount						
Check	1076	\$600.00						
Total Amount:		\$600.00						

Customer Copy